

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**June 6, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Commissioner Coleman.**
- 3. Roll Call**

Commissioner Sully, Chairman
Commissioner Coleman, Vice Chairman
Commissioner Shirhall,
Commissioner Menth,
Commissioner Weibert, *Absent w/cause*

Others Present:

Sherri Abbas, Planning Services Manager
Bret Finning, Associate Planner
Crystal Hodgeson, Deputy City Attorney
Larry Wing, Engineering Services Manager
David Mohlenbrok, Senior Planner
Terry Stemple, Planning Commission Secretary

About 15 others

- 4. Minutes**

*The minutes of the May 2, 2006 meeting were approved as submitted
The minutes of the May 16, 2006 meeting were approved as amended.*
- 5. Correspondence – Letter from residents on Piute Street re: Whitney Ranch**
- 6. Citizens Addressing the Commission on Non Agenda Items - None**

Scheduled Items:

- 7. STAYBRIDGE SUITES
CONDITIONAL USE PERMIT, U-2005-17
VARIANCE, V-2005-09
DESIGN REVIEW, DR-2005-31
THE SWAHN GROUP**

PUBLIC HEARING

This application is a request for approval of conditional use permit and design review entitlements to allow the construction of an approximately 98-unit hotel project on a 3.0-acre site in the Blue Oaks Town Center.

The subject property is located east of Highway 65 and north of Blue Oaks Boulevard. APN 487-010-019.



The property is zoned Planned Development Business Professional / Commercial / Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional / Commercial / Light Industrial (BP/COMM/LI).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Negative Declaration was adopted for the Blue Oaks Town Center project via City Council Resolution No. 2003-356, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is The Swahn Group. The property owner is Rocklin Retail, LLC.

Bret Finning presented the staff report.

The Commission had no questions for Staff.

Applicant, Andrea Mayer, GC Wallace, addressed the Commission. She stated that they agree with the staff report and all conditions.

The Commission had questions for the Applicant regarding the following:

1. Similarity of materials to approved hotel/shopping center project;
2. Tower element being eliminated from hotel;
3. Entrance being small in scale;
4. Proposed roofing materials;
5. Other elements chosen by applicant over use of tower elements.

Andrea Mayer asked Roger Swahn to address the Commission's questions.

Chairwoman Sully suggested that the project be continued to allow the applicant time to address the Commission's issues.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

The Commission discussed the issues that need to be addressed by the applicant.

Commissioner Coleman said that the building looks very institutional. He feels the hotel is a good use for the land and a use that Rocklin needs. His problems are with the structure and architecture being too big and too boxy.

Commissioner Shirhall had comments regarding the following issues: Landscaping needs to be increased; The types of trees at the rear of project tree need to be changed; The drive across the wetlands needs more creativity in design; Would like something at the main focal point such as a seating area; Would like to see the architecture more like the 3-story building shown in the company brochure presented by Mr. Swahn; Since the hotel is part of the Blue Oaks Towncenter, he feels it should look and feel like part of the center; Craftsman style elements used in the Blue Oaks Towncenter need to be incorporated into the hotel.

Commissioner Menth stated that he wants towers as part of this hotel as originally approved to tie into the Blue Oaks Towncenter. He would like to see the 40-foot height limit exceeded to raise the roof pitch. He does like the exterior commodities used. When the project comes back to the Commission, he would like to see actual project renderings.



Commissioner Sully agrees with other Commissioner's comments. She would also like more craftsman elements used. She would like more concrete enhancements as well. She suggested adding something like a dormer over the entranceway to enhance that area. Also feels, maybe some palm trees would further enhance it.

Roger Swahn addressed the Commission and agreed to look into the suggested changes.

On a motion by Commissioner Shirhall and seconded by Commissioner Coleman, this project was continued off calendar.

**8. ANIMAL EYE CLINIC (EXPANSION)
CONDITIONAL USE PERMIT, U-2000-05A
LANA LINTON**

PUBLIC HEARING

This application is a request for approval of a modification to an existing conditional use permit entitlement (U-2000-05). The modification would allow the expansion of the existing specialty veterinary clinic use in the Rocklin Professional Center to occupy the entire building.

The subject property is generally located at the easterly corner of Pacific Street and Rocklin Road, 5175 Pacific Street. APN: 010-132-019.

The property is zoned General Retail Service Commercial (C-4). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Lana Linton.

The Commission waived the staff report and no questions for Staff.

Applicant, Lana Linton addressed the Commission and gave a brief summary of the project proposal.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth supports the project as proposed by Staff.

Commissioner Coleman concurred with Commissioner Menth and supports the project.

Commissioner Shirhall concurred with the other Commissioners and supports the project.

Commissioner Sully also concurred with her fellow Commissioner's and supports the project.

On a motion by Commissioner Menth and seconded by Commissioner Shirhall, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Animal Eye Clinic Modification/ U-2000-05A) was approved by the following vote.

Roll Call Vote:



AYES: Commissioners Menth, Shirhall, Coleman & Sully
NOES: None
ABSENT: Commissioner Weibert
ABSTAIN: None

Motion carried: 4/0

On a motion by Commissioner Menth and seconded by Commissioner Shirhall, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (Animal Eye Clinic Modification / U-2000-05A) was approved by the following vote:

Roll Call Vote:

AYES: Commissioners Menth, Shirhall, Coleman & Sully
NOES: None
ABSENT: Commissioner Weibert
ABSTAIN: None

Motion carried: 4/0

Commissioner Shirhall recused himself from the following item.

**9. SUNSET WEST LOT 42 / MCDONALDS
DR-2002-09 - DESIGN COMPLIANCE**

Request to approve Design Compliance of the architectural revisions proposed for building 3 (McDonald's) of the Sunset West Parcel 42 shopping center.

The subject property is located at Park Drive and Sunset Boulevard. APN 365-010-014

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. Elevations and materials used

Applicant, Gary Vigen, Vigen Associates, addressed the Commission. He gave an overview of the reasons they are requesting the changes in the design. Mr. Vigen passed out to the Commission and Staff new color renderings incorporating changes suggested by Staff.

The Commission had questions for the Applicant regarding the following:

1. Original design elements;
2. Metal trellising;
3. Wing wall element.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth stated that he feels the new presentation tonight meets the intent of the original project. He would like to see the addition of the wing wall on the east side. He supports the project as secondary documents submitted tonight indicate.



Commissioner Coleman also supports the project as the secondary proposal indicates. He feels it is in the spirit of the original approval. He would also like the wing wall on the east side.

Commissioner Sully agrees with the other Commissioner's comments. She would also like to see the wing wall on the east elevation. She appreciates the new drawings submitted tonight and finds the building to be substantially compliant.

Mike Maynard, McDonalds Project Manager, addressed the Commission and asked for clarification on the wing wall and it's location.

On a motion by Commissioner Menth and seconded by Commissioner Coleman, the Commission accepted the second set of drawings and by minute order found the project to be substantially compliant.

10. BLUE OAKS TOWNCENTER / TOWER FEATURE DR-2003-02 - SUBSTANTIAL COMPLIANCE

Request to approve Design Compliance of the architectural revisions proposed for the Shops3 buildings to replace the 60 foot high tower with a 33 foot high tower in Blue Oaks Towncenter.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. Height of tower on approved Mervyn's building.

Applicant, David Blair, MC Architecture addressed the Commission. He summarized the changes being requested.

The Commission had questions for the Applicant regarding the following:

1. The projected achievement with lowering the height of the tower;
2. The angle of the tower relative to the drive way.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Coleman stated that lowering the tower to 33' is not going to look good. He doesn't think it has to be 60 feet high, but maybe somewhere in between.

Commissioner Shirhall stated he appreciates the Applicant's and Staff's explanations. He feels that the tower is the key focal point of this center and that the tower will draw people to the shopping center. He stated that a lot of concessions have been made already on the shopping center; however, removing the tower is not one he supports. He wants the tower kept at 60 feet.

Commissioner Menth wants to see the dramatic tower. He cannot support any reduction in height.

Commissioner Sully stated she is very excited about the plaza area. She agrees with the other Commissioners on the tower being a major focal point at the center. It is essential to the center and it needs to stay at 60 feet.



On a motion by Commissioner Shirhall and seconded by Commissioner Menth, the Commission, by minute order, denied the substantial compliance request to reduce the height of the 60' tower.

10. Discussion

The Commission asked for update on:

1. U-Haul situation at the Valero gas station on Five Star Blvd.
2. American Furniture Galleries parking lot tent.
3. The corner feature and landscaping of the gas station at the Crossroads at Stanford Ranch shopping center.
4. The signage for the Lucille's BBQ.

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
meeting of June 20, 2006*

